



Your Lake George Real Estate Experts!

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Listing courtesy of: Julie & Co Realty LLC

MLS# - 202527835 - Price: \$1,350,000

40 Constitution Way, Queensbury, NY

Description: A Hidden Gem located minutes to Lake George on the southeast corner of Kattskill and Warner Bays. Only 10 homesites in this private partially built out neighborhood with a beautiful wooded mountainous setting. Less than a half mile from Lake George. This beautiful spec on a 2.09 acre lot with a Modern Mountain Cottage style home just under 2800SF - including its own 1st floor primary suite wing. Home will feature an Indoor/Outdoor see-through fireplace from the great room out to the Timber Frame porch. The home is going to be built into the rocky terrain creating your own mountain paradise - plans and survey attached. Photos include virtual renderings and examples of the builders previous work.

Property Features

Acres: 2.09

Below Ground Square Feet: 100

Property Type: Residential

Bathrooms: 3 Full

Estimated Taxes: \$650

Heat: Forced Air

Property Style: Custom

Exterior: Fiber Cement

County: Washington

Parking Spaces: 6

Above Ground Square Feet: 2800

Town: Fort Ann

Bedrooms: 4

School District: Lake George

Sewer: Septic Tank

Garage: 3

Basement: Partial, Walk-Out Access

Exterior Features: Lighting

Cooling: Central Air

Interior Features: Kitchen Island, Built-in Features



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